

FOR SALE

OFFERS OVER

£1.9m



nre
northern real estate
WE VALUE PROPERTY

9 Main Street, Kells, Ballymena, BT42 3JH

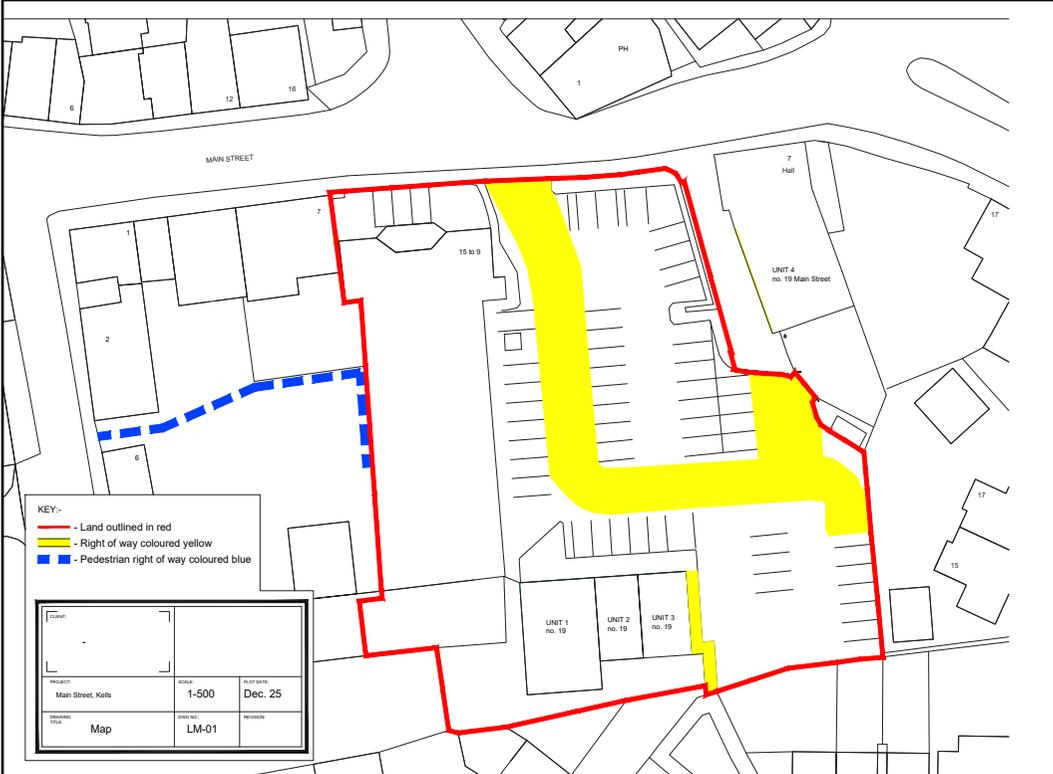
High Profile Retail Investment with Multi-National Anchor Tenant.

Including additional 2x 2 bed apartments.

LOCATION

Kells is a village in County Antrim, near Ballymena and has a population of c. 1745 people. The village is located approximately 6.6 miles (10.6 km) South East of Ballymena and 24.4 miles (39.2 km) North West of Belfast. The village benefits from good transport links to Ballymena and Antrim via the A26 Dual Carriageway and is also in close proximity to the M2 Motorway leading to Belfast.

Main Street forms the prime retailing for the Village and the subject offers the focal point for convenience store retailing and parking.



All maps and plans are for identification purposes only.



SITE SIZE
c.0.9 Acres

PROPERTY ANNUAL INCOME
c.£98,000 per annum

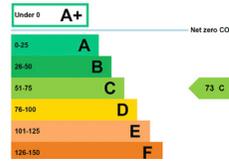
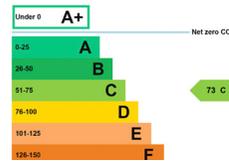
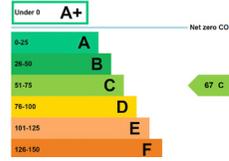
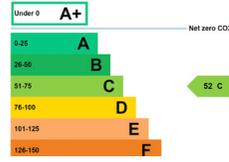
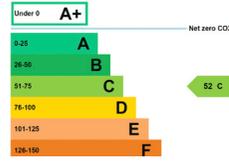
ANCHOR TENANT
Musgrave Retail Partners NI Limited

ADDITIONAL INCOME
ATM, Car Wash & EV Charging Station
c.£13,000 per annum.

SPECIFICATION (COMMERCIAL)

PROPERTY TERM	Unit 1, 9-13, Main Street 25 years from 1st Dec 2007 to Mar 2032
RENT	£63,000 per annum
NIA	c. 9588.37 Sqft / c. 890.76 Sqm
PROPERTY TERM	Unit 2, 9-13 Main Street 5 years from 2nd May 2025 to 2nd May 2030
RENT	£5,400 per annum
NIA	c. 602.9 Sqft / c. 56.01 Sqm
PROPERTY TERM	Unit 1, 19 Main Street 6 years from 1st Sept 2025 to 1st Sept 2031
RENT	£5,736 per annum
NIA	c. 1175.67 Sqft / c. 109.22 Sqm
PROPERTY TERM	Unit 2, 19 Main Street 6 years from 1st Jan 2021 to 1st Jan 2027
RENT	£4,812 per annum (plus VAT)
NIA	c. 498.60 Sqft / c. 46.32 Sqm
PROPERTY TERM	Unit 3, 19 Main Street 6 years from 1st Jul 2025 to 1st Jul 2031
RENT	£6,720 per annum (plus VAT)
NIA	c. 591.07 Sqft / c. 54.91 Sqm

EPC



*See note section on following page.



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SALE DETAILS

ASKING PRICE:

Offers Over £1.9 million

VAT:

All outgoing and rentals are quoted exclusive of but may be liable to VAT.

TENURE:

Assumed Freehold.

The landlord proposes to retain a Right of Way to access retained lands.

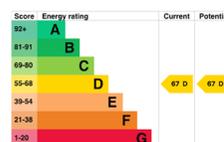
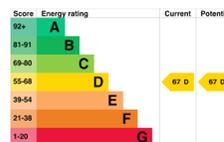
Further details on request.

SPECIFICATION (RESIDENTIAL)

PROPERTY Apartment 9A, Main Street
TERM 12 months from 11th Apr 2025
RENT £5,400 per annum
NIA c. 582.45 Sqft / c. 54.11 Sqm

PROPERTY Apartment 9B, Main Street
TERM 12 months from 19th Jul 2025
RENT £6,600 per annum
NIA c. 582.45 Sqft / c. 54.11 Sqm

EPC



CONTACT DETAILS

colin@nreproperties.com
 richard@nreproperties.com



*NOTE

Mezzanine-level storage currently utilised as a Joinery workshop by the vendor, presenting potential additional income if vacated. (247.57 Sqm / 2664.91 Sqft)



MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.